



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE May 15, 2015 EFFECTIVE DATE May 30, 2015	CONTACT/PHONE Holly Phipps / 781-1162 / hhipps@co.slo.ca.us	APPLICANT Alberta A. Lewis	FILE NO. DRC2014-00033
SUBJECT: Hearing to consider a request by Alberta A. Lewis for a Minor Use Permit to allow the conversion of an existing 3,600 square foot (sf) building into a wine processing facility (no public tasting and no special events proposed). The winery will produce up to 2,000 cases annually from grapes purchased from off-site vineyards. The project will result in no site disturbance on a 3.25 acre parcel. The proposed property is located within the Commercial Service and Industrial land use category and is located on the east side of Ramada Drive (at 2490 Ramada Drive) within the community of Templeton. The site is in the North County Planning area, Salinas River Sub area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2014-00033 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION: A Class 3 Categorical Exemption (ED14-204) was issued on March 31, 2015.			
LAND USE CATEGORY Commercial Service & Industrial	COMBINING DESIGNATION Not applicable	ASSESSOR PARCEL NUMBER 040-143-004	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Communitywide Compliance with the Templeton with Community Design Plan.			
LAND USE ORDINANCE STANDARDS: Section 22.30.070 Agricultural Processing Uses, Section 22.62.050 Minor Use Permit Approval, Section 22.10.140 Setbacks, Section 22.10.090 Heights, Chapter 22.18 Parking and loading, Section 22.10.180 Water quality, Section 22.10.120 Noise Standards. Does the project conform to the Land Use Ordinance standards? Yes - see discussion			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on May 30, 2015, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

EXISTING USES: Existing building is a warehouse, other uses on-site include offices, warehouse, workshop and concrete product manufacturer	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Commercial Service, Farm Supply <i>East:</i> Industrial; vacant <i>South:</i> Public Facilities; CAL FIRE station <i>West:</i> Ramada Drive, Highway 101	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, CAL FIRE, Building Division, Regional Water Quality Control Board, and Templeton Area Advisory Group	
TOPOGRAPHY: Gently sloping	VEGETATION: Shrubs and non-native grasses
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CAL FIRE	ACCEPTANCE DATE: January 5, 2015

PROJECT DESCRIPTION:

The project includes the conversion of an existing 3,600 sf warehouse into a commercial winery. Interior tenant improvements will include a 250 sf testing/lab room and a 69 sf unisex restroom.

The proposed project is a production winery operation that will produce approximately 1,500 to 2,000 cases per year. The operation is proposed to include on-site crushing (white grapes will be pressed off-site), fermentation, barrel aging, blending, bottling, and case good storage. The proposed winery will process grapes solely from off-site vineyards.

LAND USE ORDINANCE STANDARDS:

Ordinance Compliance:

The project is subject to Land Use Ordinance section 22.30.070.D.(2), wineries. Section 22.30.070 sets forth standards for winery development including but not limited to access, setbacks, parking, design, screening, height, lighting and tasting rooms.

Wineries (Section 22.30.070)			
<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>In Compliance</u>
Minimum Site Area	20 acres for wineries with special events	No special events proposed	Yes
Access location	Wineries with tasting room, retail sales, special events located on or within 1 mile of arterial or collector	No public tasting and no special events proposed	Yes
Setbacks from property lines (PL): (Section 22.10.140)	10 feet for front setback 0 feet for side & rear setbacks	15 feet front setback	Yes
Screening	If visible from the public road wineries shall be screened.	Landscape shall be required	Yes, as conditioned
Lighting	Lighting fixtures are required to be shielded	Project conditioned to meet this requirement	Yes, as conditioned

Wineries continued (Section 22.30.070)			
Solid waste disposal	Pomace may be used as fertilizer or soil amendment	Pomace will be used on fields off-site.	Yes
Design Exterior	Wineries shall have an exterior design styles that is agricultural or residential in nature.	Proposed building has a western / agricultural design theme	Yes
Tasting room	One tasting room allowed for each winery	No tasting room proposed	Yes
Liquid waste disposal	Winery wastewater - standards set through RWQCB Domestic wastewater - leach lines shall be located at least 100 feet from any private well	Waste discharge permit not required, less than 2,500 cases will be produced;	Yes
Parking	1 per 2,000 sf active use area (3,600/2000=1.8)	11 parking spaces currently exist and are improved	NA
Fencing and Screening (Section 22.10.080)	Solid wall or fence required on sides and rear property lines; Previously approved use permits (D990320P and D940085D) authorized waiver of solid fencing	No new fencing proposed; existing chain link fence exists on sides and rear.	Yes, modification requested

PLANNING AREA STANDARDS

Section 22.94.080. Communitywide Compliance with the Templeton with Community Design Plan. All Minor Use Permit, Conditional Use Permit, and subdivision applications shall be in conformity and compliance with the Templeton Community Design Plan, dated January 11, 1991 and subsequent amendments, which was duly adopted by the Board in Resolution No. 90-688 and is on file in the Office of the Clerk of the Board, and which is hereby incorporated by reference herein as though set forth in full.

Staff Comment: The proposed winery building is an existing building that already meets desirable elements for commercial buildings located in Templeton. The proposed project will require tenant improvements.

Signs shall only use shielded light fixtures mounted on top of the sign structure and shall not exceed 1 footcandle reflected at 10 feet. No signs have been proposed.

ENVIRONMENTAL

Water: The existing well produces 258 gallons of water per day. The winery is proposing to produce 2,000 cases of wine annually which would result in average water use per industry standards of 75 gallons per day gallons per day (6 gallons of water required to make 1 gallon of wine = 2.3 gallons per case).

The subject property is located within the Paso Robles Ground Water Basin Atascadero Sub basin. New water demands are not required to be off-set.

The wine wastewater will be held in the new winery discharge septic system (no domestic wastewater) reclaimed by water trucks and distributed to the winery fields off-site. No significant impacts are anticipated.

Traffic: Estimated number of trucks will be 3 per month. Peak traffic will occur during grape harvesting. The project will be required to pay Templeton Road Improvement fees (Public Works Referral Response by Tim Tomlinson dated October 24, 2014).

COMMUNITY ADVISORY GROUP COMMENTS: Templeton Area Advisory Group voted in favor of the proposed project on January 15, 2015.

AGENCY REVIEW:

Public Works – Project may trigger road improvement fees;

Building Division – All plans shall be prepared by a CA licensed Architect of Record, fire sprinkler will be required (if not already in place);

CAL FIRE – No significant concerns; project required to comply with all required fire/life safety measures during building permit stage;

Regional Water Quality Control Board- No comments received.

LEGAL LOT STATUS:

The existing lot was legally created by recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Holly Phipps and reviewed by Karen Nall.